

TPM 21069
ER 07-19-005

COUNTY NOTE:
THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN VALID GRADING PERMITS BEFORE COMMENCING SUCH ACTIVITY.

CONCEPT GRADING NOTE:
PAD AND DRIVEWAY GRADING IS PRESENTED FOR INFORMATION ONLY TO FACILITATE THE C.E.Q.A. DISCLOSURE PROCESS. THE APPLICANT PROPOSES A LOT SALES PROJECT AND DOES NOT INTEND TO GRADE INDIVIDUAL BUILDING SITES. THE APPLICANT ACKNOWLEDGES THAT TRACT GRADING OF THE SITE MAY REDEFINE THE PROJECT AND MAY NECESSITATE ADDITIONAL PUBLIC REVIEW.

APPROXIMATE PAD/DRIVEWAY GRADING QUANTITIES:
EXCAVATION: 4900 C.Y.
EMBANKMENT: 4900 C.Y.
IMPORT/EXPORT: 0 C.Y.
MAXIMUM SLOPE HEIGHTS:
CUT: 15' @ 1 1/2:1
FILL: 15' @ 2:1

APPROXIMATE PRIVATE ROAD GRADING QUANTITIES:
EXCAVATION: 2850 C.Y.
EMBANKMENT: 2850 C.Y.
IMPORT/EXPORT: 0 C.Y.
MAXIMUM SLOPE HEIGHTS:
CUT: 10' @ 1 1/2:1
FILL: 13' @ 2:1

OWNER:
MUCHTAR SAJADY AND
FATIMA SAJADY
10482 MISSISSIPPI BLVD.
COON RAPIDS, MN 55433
(612) 716-3617

PROJECT ADDRESS:
3551 JAMUL VISTAS DRIVE
JAMUL, CA

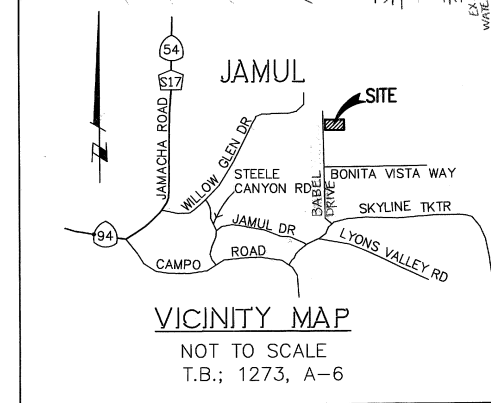
APN:
519-094-16

LEGAL DESCRIPTION:
PARCEL 3 OF PARCEL MAP 7076

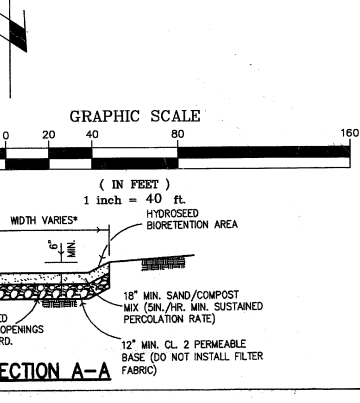
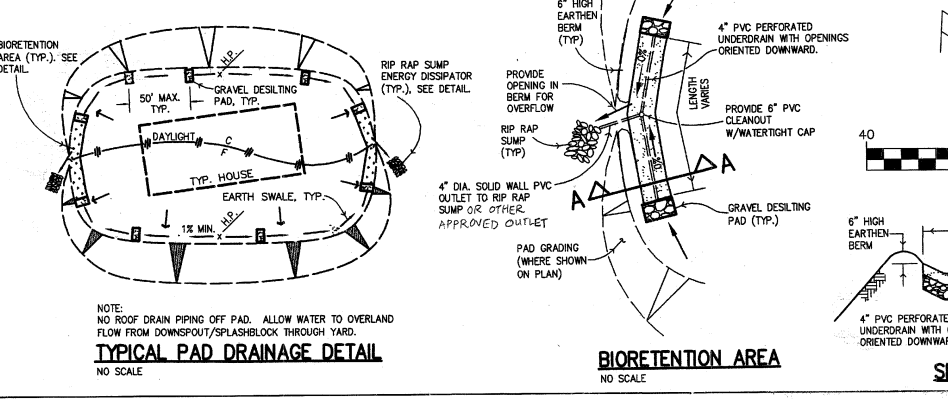
SOURCE OF EXISTING TOPOGRAPHY:
COUNTY 200 SCALE TOPOGRAPHIC
SURVEY SHEET 206-1815,
PHOTOGRAPHY DATED: MAY 1981

PREPARED BY:
**CREW ENGINEERING
AND SURVEYING**
5725 KEARNY VILLA ROAD, STE. "D"
SAN DIEGO, CA. 92123
(858) 571-0555

RONALD C. ASHMAN
RCE 34300 EXPIRES: SEPT. 30, 2011



- (A) EXISTING 40' I.O.D. GRANTED TO THE COUNTY OF SAN DIEGO PER DOC. 78-087975; REC. MARCH 6, 1978 OF O.R.
- (B) EXIST. 40' ROAD AND UTILITY EASEMENT PER INST. 86-141647; REC. APRIL 11, 1986 OF O.R.
- (C) EXIST. 40' OTAY WATER EASEMENT PER INST. 88-307582; REC. JUNE 27, 1988 OF O.R.
- (D) EXIST. 40' SDG&E PUBLIC UTILITY EASEMENT PER INST. 1991-0089779; REC. MARCH 1, 1991 OF O.R.
- (E) EXIST. 40' PACIFIC BELL PUBLIC UTILITY EASEMENT PER INST. 90-636036; REC. NOVEMBER 29, 1990 OF O.R.
- (A) OPEN SPACE EASEMENT GRANTED TO THE COUNTY OF SAN DIEGO PER DOC. NO. 2005-0856579, REC. OCTOBER 4, 2005.
- (A) FIRE CLEARING EASEMENT GRANTED TO THE COUNTY OF SAN DIEGO PER DOC. NO. 2005-0866580, REC. OCTOBER 4, 2005.
- (A) FIRE CLEARING EASEMENT GRANTED TO THE COUNTY OF SAN DIEGO PER PARCEL MAP 18704.
- (A) I.O.D. IN FAVOR OF SAN DIEGO COUNTY FOR FUEL BREAK RECORDED MAY 3, 1973 AS FILE NO. 73-004818 OF OFFICIAL RECORDS.
- NOTE:
THERE ARE NO STRUCTURES ON ADJACENT LAND WITHIN 15' OF THE PROJECT.



REVISIONS	BY
1. NOTE CONCEPT	TK
2. BLDG. REL. 2	2/06
3. ADD FIRE	PA
4. RE-APPROVED	11/10
5.	
6.	
7.	
8.	
9.	
10.	

DATE: 11/01/06

SCALE: 1"=40'

DRAWN: S.G.

APPROVED: R.A.

JOB: 1342

SHEET: 1 OF 2

J.N. 1342

PRE-CONSTRUCTION MEETING: (Prior to Preconstruction Conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances.)

(BIOLOGICAL RESOURCES)

1. "RESOURCE AVOIDANCE: [DPLU, PCC] [DPW, PDCI] DPLU, FEE X2].
Intent: In order to avoid impacts to migratory birds, which are a sensitive biological resource pursuant to the Migratory Bird Treaty Act (MBTA), a Resource Avoidance Area (RAA), shall be implemented on all plans. Description of Requirement: There shall be no brushing, clearing and/or grading such that none will be allowed during the breeding season of migratory birds within Resource Avoidance Area (RAA) "A" as indicated on these plans. The breeding season is defined as occurring between January 1st and August 31st. The Director of Planning and Land Use [DPLU, PCC] may waive this condition, through written concurrence from the US Fish and Wildlife Service and the California Department of Fish and Game, provided that no migratory brds are present in the vicinity of the brushing, clearing or grading. Documentation: The applicant shall provide a letter of agreement with this condition; alternatively, the applicant may submit a written request for waiver of this condition. Although, No Grading shall occur within the RAA until concurrence is received from the County and the Wildlife Agencies. Timing: Prior to preconstruction conference and prior to any clearing, grubbing, trenching, grading, or any land disturbances and throughout the duration of the grading and construction, compliance with this condition is mandatory unless the requirement is waived by the County upon receipt of concurrence from the Wildlife Agencies. Monitoring: The [DPW, PDCI] shall not allow any grading in the RAA during the specified dates, unless a concurrence from the [DPLU, PCC] is received. The [DPLU, PCC] shall review the concurrence letter."

(CULTURAL RESOURCES)

2. ARCHAEOLOGICAL MONITORING: [DPW, PDCI] [DPLU, PCC] [PC] [DPLU, FEE X2] Intent: In order to comply with Mitigation Monitoring and Reporting Program pursuant to 3200 21069 (TPM), a Cultural Resource Grading Monitoring Program shall be implemented. Description of Requirement: The County approved "Project Archaeologist," Native American Monitor, and the DPLU Permit Compliance Coordinator (PCC), shall attend the pre-construction meeting with the contractors to explain and coordinate the requirements of the grading monitoring program. The Project Archaeologist (and Native American Monitor, if contracted) shall monitor original cutting of previously undisturbed deposits in all areas identified for development including off-site improvements. The grading monitoring program shall comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Archeological and Historic Resources. Documentation: The applicant shall have the contracted Project Archeologist and Native American attend the preconstruction meeting to explain the monitoring requirements. Timing: Prior to Preconstruction Conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances this condition shall be completed. Monitoring: The [DPW, PDCI] shall invite the [DPLU, PCC] to the preconstruction conference to coordinate the Cultural Resource Monitoring requirements of this condition. The [DPLU, PCC] shall attend the preconstruction conference and confirm the attendance of the approved Project Archeologist.

PRINC CONSTRUCTION: (The following actions shall occur throughout the duration of the grading construction).

(CULTURAL RESOURCES)

3. ARCHAEOLOGICAL MONITORING: [DPW, PDCI] [DPLU, PCC] [DPLU, FEE X2] Intent: In order to comply with Mitigation Monitoring and Reporting Program pursuant to 3200 21069 (TPM), and the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Archeological and Historic Resources , Cultural Resource Grading Monitoring Program shall be implemented. Description of Requirement: The Project Archaeologist (and Native American Monitor, if contracted) shall monitor original cutting of previously undisturbed deposits in all areas identified for development including off-site improvements. The grading monitoring program shall comply with the following requirements during grading:

- a. "During the original cutting of previously undisturbed deposits, the Project Archaeologist and Native American Monitor shall be onsite as determined necessary by the Project Archaeologist. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist in consultation with the Native American Monitor. Monitoring of cutting of previously disturbed deposits will be determined by the Project Archaeologist."
- b. "In the event that previously unidentified potentially significant cultural resources are discovered, the Project Archaeologist, in consultation with the Native American monitor, shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources. At the time of discovery, the Project Archaeologist shall contact the DPLU Staff Archaeologist. The Project Archaeologist, in consultation with the DPLU Staff Archaeologist, shall determine the significance of the discovered resources. Construction activities will be allowed to resume in the affected area only after the DPLU Staff Archaeologist has concurred with the evaluation. For significant cultural resources, a Research Design and Data Recovery Program to mitigate impacts shall be prepared by the Project Archaeologist and approved by the Staff Archaeologist, then carried out using professional archaeological methods."
- c. "If any human bones are discovered, the Project Archaeologist shall contact the County Coroner and the DPLU Staff Archaeologist. If the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the Native American Heritage Commission, shall be contacted by the Project Archaeologist in order to determine proper treatment and disposition of the remains."

Documentation: The applicant shall implement the grading monitoring program pursuant to this condition. Timing: The following actions shall occur throughout the duration of the grading

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AND SURVEYING
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RCE 34300 EXPIRES: SEPT. 30, 2007

REVISIONS	BY
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PRELIMINARY GRADING PLAN	
BABEL DRIVE (JAMUL)	
DATE: 11/01/06	
SCALE: 1"=40'	
DRAWN: S.G.	
APPROVED: R.A.	
JOB: 1342	
SHEET: 2 OF 2	
J.N. 1342	